



FAIRFAX  
COUNTY

ATTACHMENT 2

# STAFF REPORT

V I R G I N I A

## PROPOSED ZONING ORDINANCE AMENDMENT

Temporary Construction/Contractor Signs

### PUBLIC HEARING DATES

**Planning Commission**

April 3, 2003 at 8:15 p.m.

**Board of Supervisors**

May 19, 2003 at 3:30 p.m.

PREPARED BY  
ZONING ADMINISTRATION DIVISION  
DEPARTMENT OF PLANNING AND ZONING  
(703) 324-1314

February 24, 2003

MAA



Americans With Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice.  
For additional information call (703) 324-1334.

## STAFF COMMENT

The proposed Zoning Ordinance amendment is a Priority 1 Zoning Ordinance Amendment Work Program item. The proposed amendment revises the sign provisions for temporary construction signs and adds a new provision to allow small temporary signs advertising home improvements on residential properties.

Currently, the Zoning Ordinance allows, without the requirement for a sign permit, temporary signs advertising residential subdivision developments and temporary construction signs which identify the name of the proposed development, the character of the buildings, and as a secondary use, identification of the architects, engineers, contractors, realtors, and other individuals or firms involved with the construction. A sign for a residential subdivision is limited to a maximum area of 60 square feet and a maximum height of 10 feet. Construction signs are limited in area to 32 square feet, with a maximum height of eight feet. Both types of signs must be removed within 14 days following the completion of construction, but no sign may remain displayed for more than two years, without a sign permit issued by the Zoning Administrator.

As noted above, these provisions, based on the permitted sizes, were intended to address entire developments and not construction on individual residential lots. Over the years, it has become common practice, throughout the County, for contractors to install temporary signs in yards where they are performing home improvements to dwellings, such as painting or installing new siding or windows. These signs are usually displayed during the period of construction or work, and are usually removed shortly after the completion of the work. In response to a few complaints received regarding these signs, staff determined that these signs are not allowed under the Zoning Ordinance. A review of the sign regulations for neighboring jurisdictions seems to indicate that sign regulations principally address temporary construction signs for developments and not individual home improvements to dwellings. However, in staff's judgment, small temporary signs for this purpose, limited in size and duration, could be appropriately located in residential areas; and, therefore, the proposed amendment adds provisions to permit this type of sign.

Under the proposed amendment, a temporary sign for home improvements to dwellings, identifying the name of a contractor, architect, or firm involved with the construction, would be allowed with the same size and dimension as are permitted for real estate signs advertising the sale, rental, or lease of a single family detached, attached, or multiple family dwelling unit. The sign would be limited to a total sign area of four square feet, a maximum height of six feet and removal of the sign would be required within seven days after completion of the construction.

It is believed that the proposed amendment will appropriately accommodate temporary signs for contractors performing home improvements to dwelling units and therefore staff recommends approval of the proposed amendment to Par. 3F of Sect. 12-103. It is noted that the proposed amendment also includes minor revisions to the existing temporary construction sign provisions to clarify that new commercial or industrial developments may also have a sign advertising the new development and

allows for temporary construction signs for additions or alterations. It is recommended that the amendment be adopted as advertised, with an effective date of 12:01 AM on the day following adoption.

## PROPOSED AMENDMENT

*This proposed Zoning Ordinance amendment is based on the Zoning Ordinance in effect as of February 24, 2003, and there may be other proposed amendments that may affect some of the numbering, order or text arrangement of the paragraphs or sections set forth in this amendment, which other amendments may be adopted prior to action on this amendment. In such event, any necessary renumbering or editorial revisions caused by the adoption of any Zoning Ordinance amendments by the Board of Supervisors prior to the date of adoption of this amendment will be administratively incorporated by the Clerk in the printed version of this amendment following Board adoption.*

Amend Article 12, Signs, Part 1, General Provisions, Sect. 12-103, Permit Not Required and Temporary Signs to Include Political Campaign Signs, by revising Par. 3F to read as follows:

3. Except where specifically qualified below, no permit shall be required for any of the following temporary signs; however, all other applicable regulations of the Zoning Ordinance and those set forth in Chapters 61 and 102 of The Code of the County of Fairfax, the Virginia Uniform Statewide Building Code and Chapter 7 of Title 33.1 of the Code of Virginia shall apply to such signs.

F. Temporary signs associated with construction or alterations of residential, commercial, and industrial buildings shall be permitted in accordance with the following:

- (1) Temporary signs advertising for a new residential, subdivision commercial or industrial development, which identify the name of the proposed development, the character of the building(s), enterprise(s), or the purpose for which the building(s) is intended. Such sign shall be limited to one (1) in number, may be freestanding or building-mounted and shall be limited to a maximum area of sixty (60) square feet, and if freestanding, a maximum height of ten (10) feet.

In addition, temporary construction signs for ~~which identify the name of the proposed development, the character of the building(s), enterprise(s), or the purpose for which the building(s) is intended.~~ Such signs may, as a secondary use which is clearly subordinate to the identification of the proposed development or additions/alterations to an existing development other than those provided for in Par. 3F(2) below, which identify the architects, engineers, contractors, realtors and other individuals or firms involved with the construction but shall not include any advertisement of any product. Such sign(s), not to exceed one (1) per street frontage, may be freestanding or building-mounted, and shall be limited to a maximum area of thirty-two (32) square feet, and if freestanding, a maximum height of eight (8) feet. No such sign shall be located closer than ten (10) feet to any lot line.

~~The~~ Such sign(s) shall be located on the site of the ~~construction or residential subdivision~~ development and shall be removed within fourteen (14) days following completion of construction. No such sign(s) shall be displayed for a period in excess of two (2) years, except if construction has not been completed, a sign permit may be obtained for an additional period as may be approved by the Zoning Administrator.

- (2) Temporary signs for home improvements to individual single family detached, attached or multiple family dwelling units. Such sign may identify the contractor, architect, or firm

involved with the construction/improvement but shall not include any advertisement of any product. Such sign shall not exceed a total area of four (4) square feet and a maximum height of six (6) feet, shall be limited to one in number and may be freestanding. Such sign shall be removed within seven (7) days after construction/improvement is complete.